

DISTRICT III ADVISORY BOARD

AGENDA

August 7, 2013
6:30 p.m.

Wichita WATER Center
101 E. Pawnee

ORDER OF BUSINESS

- Call to Order
- Approval of minutes July 3, 2013
- Swearing in of DAB members

PUBLIC AGENDA

1. Scheduled Items

No items

2. Non-Scheduled Items

Call for items

Recommended Action: Receive and file.

STAFF REPORTS

3. Community Police Report

Community Police Officers for District III will report on specific concerns for the area.

Recommended Action: Receive and file.

Wichita Fire Dept. Report

WFD staff for District III will report on specific concerns for the area.

Recommended Action: Receive and file

NEW BUSINESS

4. CON2013-00015

Bill Longnecker, MAPD, will present a request Conditional Use to allow a Nightclub in the City at 2304 S Oliver.

The LC limited Commercial (LC) zoned site is one of four small LC zoned site/businesses located on the northeast corner of Oliver and Pawnee Avenues. Recent license records track the site's stand alone building operating as a full service restaurant (DER) from 2005 to the present. Per the Unified Zoning Code (UZC), Sec.II-B.13.b.; a DER, is a restaurant that derives in a six-month period less than fifty percent (50%) of its gross revenues from the preparation and retail sale of alcoholic liquor or cereal malt beverage for consumption on the premises.

The applicants' propose to continue to serve food, but with no limit to the sale of alcoholic liquor or cereal malt beverage for consumption on the premises. They also propose to provide live entertainment, including karaoke, live bands, fund raisers, etc. The UZC defines all of the above combined activities as a Nightclub in the City; Sec.II-B.9.b.; "...an establishment located in the City that provides entertainment, which may include the provision of dancing by employees or

patrons, and where cereal malt beverage or alcoholic liquor (drinks) are offered, consumed or served to the public or its members, and which may or may not serve food.” When a nightclub is located within 300 feet of a Church or Place of Worship, public Park, public or parochial School or residential zoning District, approval of a Conditional Use is required; UZC, Sec.III-D6.w. The nearest residential zoning district to the site is a TF-3 zoned duplex, located approximately 60 feet north of the site, across Blake. The nearest single-family residences are located approximately 170 feet east (zoned TF-3) of the site and approximately 180 feet northeast (zoned SF-5 Single-Family Residential {SF-5}) of the site, across Blake Street. A church is located approximately 100 feet west of the site across Oliver Avenue.

Recommended Action: Based upon the information available prior to the public hearings, planning staff recommends that the request for a Conditional Use for a nightclub be denied.

5. Georgia Avenue paving petition

Tim Davidson, Public Works Engineering, will present a paving petition for Georgia Ave., west of S. Hydraulic.

Recommended Action: It is recommended that the District Advisory Board approve the paving petition.

BOARD AGENDA

6. Updates, Issues and Reports

Opportunity for the Council Member and the District Advisory Board members to report activities or concerns in the neighborhoods.

- a. Council Member Clendenin
- b. DAB members

Recommended Action: Receive and file

7. Adjournment

The next meeting for the District III Advisory Board will be at 6:30 p.m. on Sept. 4, 2013, at the Wichita WATER Center, 101 E. Pawnee.